

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: October 20, 2005

ITEM NO. _____

CASE NUMBER/ PROJECT NAME	52-DR-2005 Windstone Townhomes		
LOCATION	4002 N. Kalarama Avenue, south of Indian School Road near 78 th Street		
REQUEST	Request approval of a site plan and elevations for a townhouse development on a 1.2+/- acre parcel. (A companion case requesting preliminary plat approval, 7-PP-2005 is being considered separately.)		
OWNER	Kalarama LLC 602-763-4668	ENGINEER	Neil/McGill Consultants 602-395-1334
ARCHITECT/ DESIGNER	Holly Street Studio 602-258-8555	APPLICANT/ COORDINATOR	Kevin Corrigan Kalarama LLC 602-763-4668
BACKGROUND	<p>Zoning. The site is zoned Multi-family Residential (R-5) District which allows development of multi-family buildings including townhouses, with densities of up to 23 dwellings per acre. The R-5 District provides for both common and private open space.</p> <p>Context. The site is located along East Main Street at Kalarama Avenue. Adjacent Uses:</p> <ul style="list-style-type: none">• North: Existing apartment building with frontage on First Avenue with R-5 District zoning.• South: Main Street and multi-family homes with R-5 zoning.• East: Patio homes with frontage on 78th Street and R-5 zoning.• West: Existing apartment building with frontage on Parkway Avenue with R-5 zoning.		
APPLICANT'S PROPOSAL	<p>Applicant's Request. The request is for approval of a site plan and elevations for a new townhouse infill development. The existing apartments on the site will be demolished to allow construction of this project.</p> <p>Development Information:</p> <ul style="list-style-type: none">• Existing Use: Residential 17-unit, four-building apartment on the site will be demolished with approval of this townhouse project• Proposed Use: Residential 18-unit townhouse project in		

- three buildings.
- Parcel Size: 0.876 acres net, 1.215 acres gross.
- Building Size: 1,660 to 2,280 square feet per unit plus attached 2-car garage, total gross floor area is 19,348 square feet.
- Building Height Allowed: 36-Foot height allowed.
- Building Height Proposed: 36-Foot height provided.
- Parking Required: 36 Spaces required.
- Parking Proposed: 38 Spaces proposed.
- Open Space Required: 8,398 Square Feet required.
- Open Space Proposed: 13,673 Square Feet provided.
- FAR: 0.507
- Number of Units: 18 dwelling units.
- Density: 14.81 dwelling units per gross acre provided based on the 1.215 acre (gross) site/ the R-5 District permits up to 23 dwelling units per gross acre

DISCUSSION

The City Council approved the abandonment of the 77th Way cul-de-sac in 2004. The site has non-vehicular frontage to Main Street (Residential Collector, 30-foot wide half-street) along the south side with individual 2-car garages situated around the proposed 20-foot wide alley, extending from Main Street to the east, west and north sides. Garages are set back 4 feet from the edge of the alley to provide the 24 feet necessary to enter and exit the garages. The townhome buildings have a four-foot overhang to provide “zero lot lines” along the alleys.

Typical traffic generation from the project is anticipated to be about 175 vehicles per day with 25 trips at the AM and PM peak hours. The existing street system is adequate to accommodate this projected traffic.

The 2-story buildings will have a contemporary residential style, with tan and brown integrally colored CMU base and mustard brown (Frazee 7713) and brown (October Oak Frazee 8226N) stucco finished walls with parapet and limited standing seam metal roof. Windows contain clear, Low-E glazing in clear anodized aluminum frames, oriented toward the interior court area and outward toward alleyways. Stained brown wooden garage doors are located along alleys and black metal railings surround the upper level balconies included with each unit. The interior courtyard contains a pool, ramada and sunken turf area. Each unit contains a walled “private open space” patio area in addition to a balcony on the upper level, including some roof top patios over garages.

Landscaping includes an enhanced palate of Palo Brea, Sissoo, Texas Mountain Laurel and Date Palm trees, plus Oleander, accents, ground covers, vines and recessed turf area. Sidewalks connect the front of units with the street and alleys.

The site is centrally located near the downtown but is not contained within the downtown overlay. The project will upgrade and enhance the site and provide additional townhouse dwellings to the area.

KEY ISSUES

- The request to develop the high-density use (15 DU/acre) is in context with surrounding multi-family, townhouse, apartment and patio homes.
- Access to the town homes is from the alleys, which surround the site, subject to approval by DRB.
- An application for plat approval is also associated with this project.
- No neighborhood objection has been received with this case.

OTHER BOARDS AND COMMISSIONS

- The original zoning and apartment development of this site occurred in the late 1960's and early 1970's.
- Case 16-AB-2004 abandoned the 77th Way cul-de-sac on this site.
- Case 7-PP-2005 is the accompanying preliminary plat case for this project.

**STAFF
RECOMMENDATION**

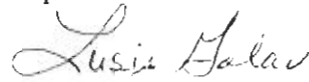
Staff recommends approval, subject to the attached stipulations.

STAFF CONTACT(S)

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APPROVED BY

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Report Author



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Current Planning Director
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ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Site Plan
5. Landscape Plan
6. Elevations
- A. Fire Ordinance Requirements
- B. Stipulations/Zoning Ordinance Requirements

HOLLY STREET STUDIO

4200 N Central Ave Phoenix, Arizona 85012
o 602 258 8555
f 602 307 5677

52-DR-2005
05/25/05

5 April 2005
Main Street Town Homes
Pre Application Narrative

Kalarama, LLC is the sole owner of the apartments at Kalarama Street. Currently there are 14 units on the site, a mix of 1 and 2 bedroom single story apartments. The apartments are grouped into 4 building around the existing cul-de-sac. Currently there are 24 off street parking spaces, all of which are accessed from the alley. The complex includes a pool and laundry facility. There have not been any major improvements to the property since it was built in the 1960's.

With the abandonment of the Kalarama Street cul-de-sac, Kalarama LLC is proposing to develop a complex of 18 town homes. There will be a mix of 2 and 3 story units, all of which open up into a common courtyard. The units will range from 1,900sf to 2,300sf including enclosed carports (two cars each). In addition to the carports there will be 5 off street parking spaces. All parking will be accessed from the existing alleys. Per the recommendation of the City Staff, specifically the Fire Department, Kalarama LLC has dedicated 4' along the north, east and west property lines. This has increased the alleys from 16' to 20'. The area being abandoned will be developed as a common courtyard / open space for the town homes. All the adjacent sites are also zoned R5 and have been developed as either apartments or condominiums. Refer to attached Site Plan.



Windstone Townhomes

52-DR-2005

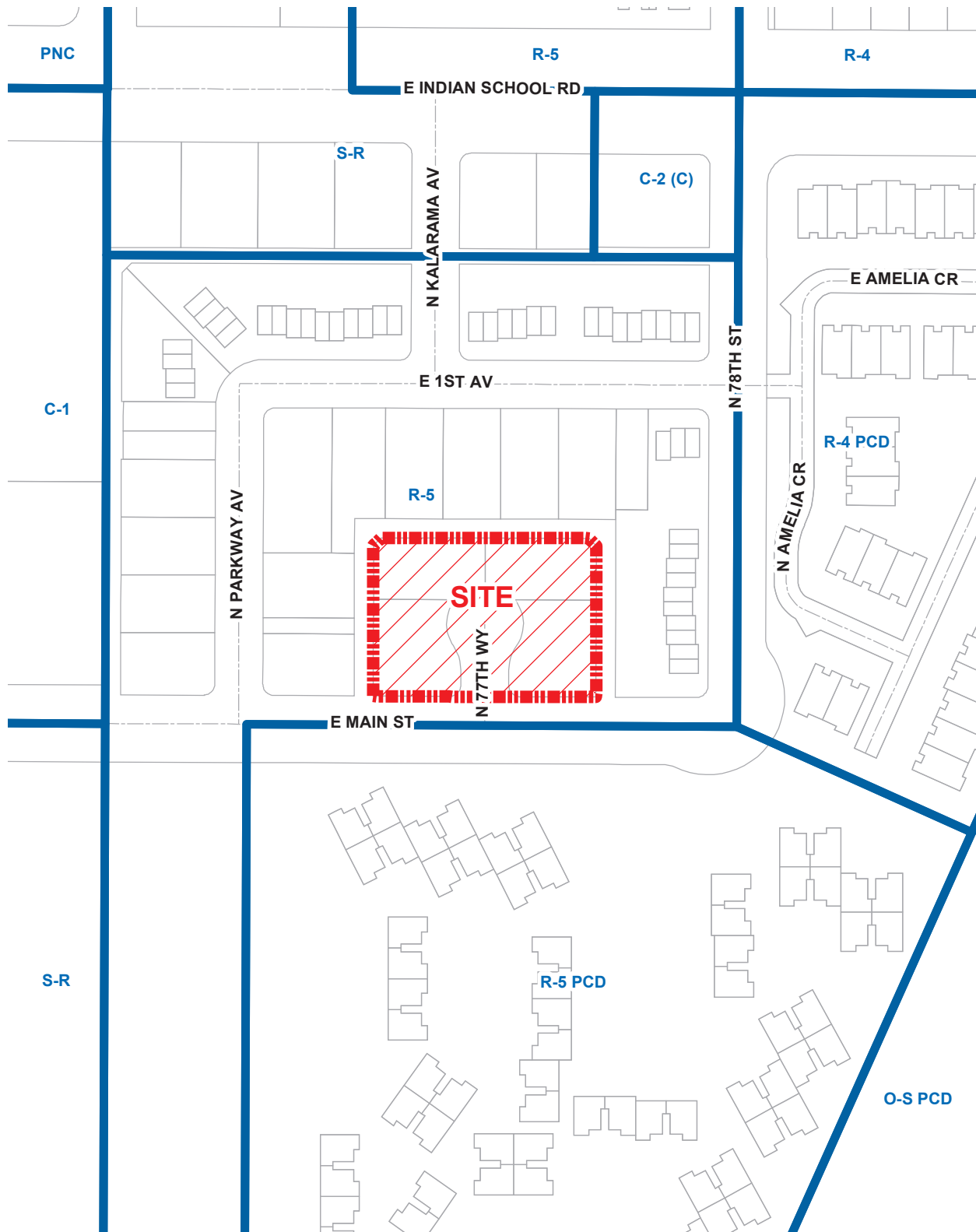
ATTACHMENT #2



Windstone Townhomes

52-DR-2005

ATTACHMENT #2A



52-DR-2005

ATTACHMENT #3



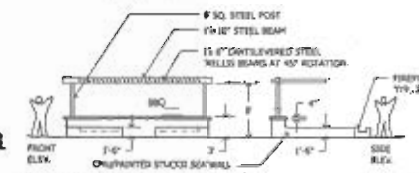
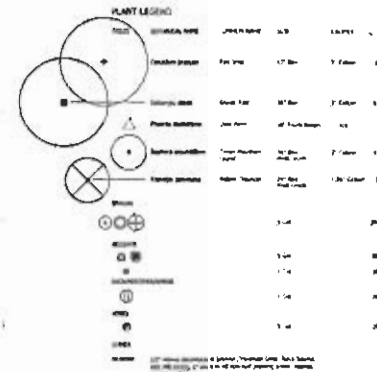
10. At least 70% of all trees shall be medium to size Class A (single trunk, 2" minimum base-trunk) and shall conform to the City's minimum tree size requirements.
11. All landscape areas (except those that are turf) shall be covered in 2" or more of decomposed granite.
12. Turf or water-intensive landscape shall not exceed 10% of the total 5,000 sq. ft. and 5% of the remainder of the lot area and shall not occur within the R200.
13. All landscape areas shall be irrigated by an automatic system.
14. All landscape areas shall be irrigated in a decentralized manner and shall incorporate the following seven items to any new drainage measured landscape plant selections:
 - a. Plantings along R200 shall have a minimum five gallon container at a maximum of four feet above street opening.
 - b. Plantings within five feet of R200 shall have a minimum 24" moisture holding.
 - c. Plantings within five feet of R200 shall have a minimum 60% percent permeable.
 - d. Water shall be no visible from R200.
 - e. Water features shall not spray water into the air in a fine mist or splashes or water into the air in excess of six feet in distance above R200.
 - f. Water features shall be designed with a positive water outlet with a reduced pressure protective backflow prevention assembly per CDD standards.
 - g. Water features shall not use locally sourced water.
 - h. Water features shall be equipped with a recirculating pump and shall not use more than 1,000 gallons of water per day.
 - i. Rain force to meet High Pressure County Code.
15. All plant offerings (except turf) shall be selected from the "Water Use Drought Tolerant Plant List" published by the ACDM.

PRELIMINARY PLANT PALETTE:

[illegible]

Page 1 of 1

GROUNDCOVER:
Lantana montevidensis (Trailing Lantana)
Lantana New Gold (Lantana)
Peperomia sp. (Peperomia)
Waxia tomentosa (Waxia)



RAMADA: CONCEPTUAL ELEVATIONS

(COLORS OF STEEL AND STUCCO TO MATCH ARCHITECTURAL WORK)

LANDSCAPE AREA TOTALS:

NET LOS AREA: 26,171 sq. ft.
 Netto Intensive Landscape Turf area:
 9,001 - 9,002 = 26,171 sq. ft.
 26,171 sq. ft. x 10% = 350 sq. ft.
 26,171 sq. ft. x 13% = 3,402 sq. ft.
 Total Intensive Turf =
 (900 - 1400) = 2,500 sq. ft.
 Turf area provided = 493 sq. ft.

TOTAL LANDSCAPE AREA = 50,300 sq. ft.

CH-5575 LANDSCAPE AREA = 7,26 sq. ft.

A.O.W. LANDSCAPE AREA = 1,385 sq. ft.

SHADING LANDSCAPE AREA = 1,192 sq. ft.

TURF AREA = 493 sq. ft.

PRIVATE OPEN SPACE
 (NOT IN CONTRACT) = 2,100 sq. ft.



09.12.05
A.L. 07/13/05

city case number: 42-PA-2004-
52-DH-2005

OR SUBMITTAL
PRELIMINARY - NOT FOR CONSTRUCTION
CONCEPTUAL
LANDSCAPE PLAN

WINDSTONE TOWNHOUSE
4002 + 4003 + 4008 + 4009 Kalamaria Ave
Scottsdale, AZ 85251

Holly Street Studio Architects
4750 Aubrey Canal Drive, AZ 85012
Tel: (602) 254-8250 Fax: (602) 301-5871
www.hollystreetstudio.com

GBtwo

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52-DR-2005

09/15/05

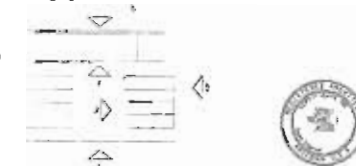
elevation notes

REFER TO GENERAL NOTES ON SHEET A1.00 FOR FURTHER INFORMATION.

material schedule

1	MATERIAL MANUFACTURE COLOR	2x6 CWL WILDFLOW 2x12 TRIM BRUNNEN
2	MATERIAL MANUFACTURE COLOR	6x6 CWL WILDFLOW 2x12 TRIM BRUNNEN
3	MATERIAL MANUFACTURE COLOR	SMOOTH STUCCO FRAMES 110M MUSTARD BROWN LRV 60
4	MATERIAL MANUFACTURE COLOR	SMOOTH STUCCO FRAMES BURN OCEANIC LRV 50
5	MATERIAL MANUFACTURE COLOR	2x4 CWL WILDFLOW 2x12 TRIM BRUNNEN
6	MATERIAL COLOR	ALUMINUM CLEAR ANODIZED
7	MATERIAL COLOR	LOW E MILD 1/2" GLASS CLEAR
8	MATERIAL COLOR	STAINED HARDWOOD DOOR w/ 2" X 1" X 1"
9	MATERIAL MANUFACTURE COLOR	METAL HANDRAILS FRAMES BURN OCEANIC LRV 50
10	MATERIAL MANUFACTURE COLOR	METAL TRIM FRAMES BURN OCEANIC LRV 50
11	MATERIAL MANUFACTURE COLOR	STAINED WOOD GARAGE DOOR
12	MATERIAL MANUFACTURE COLOR	2x4 CWL WILDFLOW 2x12 TRIM BRUNNEN

key plan



city case numbers: 42-PA-2004
52-DR-2005

05.09.12
05.25.05

DR SUBMITTAL
PRELIMINARY - NOT FOR CONSTRUCTION

DR
05.25.05

BUILDING ELEVATIONS WINDSTONE TOWNHOUSE

4002 + 4003 + 4008 + 4009 Kierulff Avenue
Scottsdale, AZ 85251

Holly Street Studio Architects
822 North Central Phoenix, AZ 85004
Tel: (602) 258-8555 Fax: (602) 258-5577
hollystreetstudio.com

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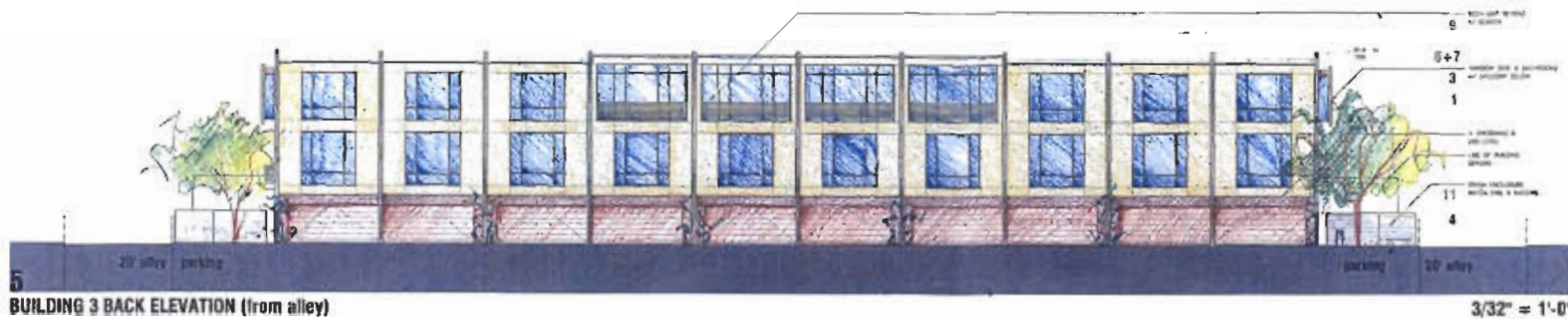
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BUILDING 3 BACK ELEVATION (from alley)

Windstone Townhomes
4002, 4003, 4008, & 4009 Kalamian Ave.
Scottsdale, Arizona

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- | | |
|---|--|
| <p><input checked="" type="checkbox"/> 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.</p> <p><input checked="" type="checkbox"/> 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.</p> <p style="margin-left: 20px;"><u>AS SHOWN</u></p> <p>_____</p> <p>_____</p> <p><input checked="" type="checkbox"/> 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.</p> <p><input type="checkbox"/> 4. SUBMIT PLANS & SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS & EXHAUST DUCTS.</p> <p><input checked="" type="checkbox"/> 5. PROVIDE A KNOX ACCESS SYSTEM:</p> <p style="margin-left: 20px;"><input checked="" type="checkbox"/> A. KNOX BOX</p> <p style="margin-left: 20px;"><input type="checkbox"/> B. PADLOCK</p> <p style="margin-left: 20px;"><input type="checkbox"/> C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.</p> <p><input type="checkbox"/> 6. INSTALL AN AS BUILT DRAWING CABINET ADJACENT TO THE FIRE SPRINKLER RISER. IT SHALL BE OF ADEQUATE SIZE TO ACCOMMODATE BOTH THE FIRE SPRINKLER & FIRE ALARM DRAWINGS. THE CABINET SHALL BE PROVIDED WITH A LOCK & KEYED TO MATCH THE FIRE ALARM CONTROL PANEL & SUPERVISED BY THE FACP IF APPLICABLE.</p> <p><input type="checkbox"/> 7. SUBMIT PLANS FOR A CLASS _____ FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.</p> <p><input checked="" type="checkbox"/> 8. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.
 <small>(SEE FIRE ALARM INTERPRETATIONS FOR CLARIFICATION)</small></p> <p><input type="checkbox"/> 9. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. _____</p> <p>_____</p> <p><input type="checkbox"/> 10. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.</p> | <p><input checked="" type="checkbox"/> 11. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.</p> <p><input checked="" type="checkbox"/> 12. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16") TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.</p> <p><input checked="" type="checkbox"/> 13. SEE APPROVED CIVILS FOR THE NUMBER OF FIRE HYDRANTS REQUIRED. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF _____ AT _____ GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.</p> <p><input type="checkbox"/> 14. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) _____</p> <p><input type="checkbox"/> 15. EXIT & EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE & THE IFC. SEE SHEETS _____</p> <p><input type="checkbox"/> 16. SUBMIT MSDS SHEETS & AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC. A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN HMMP & SUBMIT WITH THE BUILDING PLANS.</p> <p><input type="checkbox"/> 17. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.</p> <p><input checked="" type="checkbox"/> 18. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x 4 (NSHT)</p> <p style="margin-left: 20px;"><input checked="" type="checkbox"/> 4' TO 8' BACK OF CURB; INDEP. WET LINE.</p> <p style="margin-left: 20px;"><input checked="" type="checkbox"/> WALL MOUNTED - 15' CLEAR OF OPENINGS.</p> <p><input checked="" type="checkbox"/> 19. ADEQUATE CLEARANCE SHALL BE PROVIDED AROUND FIRE RISER. DIMENSIONS FROM FACE OF PIPE SHALL MEASURE A MINIMUM OF 12" OFF THE BACK OF WALL, 18" ON EACH SIDE & 36" CLEAR IN FRONT WITH A FULL HEIGHT DOOR. THE FIRE LINE SHALL EXTEND A MAXIMUM OF 3' INTO THE BUILDING FROM INSIDE FACE OF WALL TO CENTER OF PIPE.</p> |
|---|--|

20. ☒ SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.
- ☒ A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)
- ☐ B. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.
- ☐ C. NFPA 13 2002 EDITION COMMERCIAL SYSTEM / DESIGN CRITERIA: SEISMIC DESIGN CATEGORY SHALL BE DETERMINED BY STRUCTURAL ENGINEER.
- ☐ D. THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA:
- ☐ E. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.
- ☐ F. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.
- ☒ G. SPRINKLER DESIGN BASED SOLID SEPERTERATION BETWEEN UNITS AS REQUIRED BY I.R.C.

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7884, 312-7127, 312-2372.

Stipulations for Case: Windstone Townhomes Case 52-DR-2005

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by staff date of 9/15/2005.
 - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted staff date of 9/15/2005.
 - c. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by staff date of 9/15/2005.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1 foot higher than the tallest unit.
3. All exterior conduit and raceways shall be painted to match the building.
4. No exterior roof ladders shall be allowed where they are visible to the public or from an off-site location.
5. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
6. Wall enclosures for refuse bins or trash compactors shall be constructed of materials that are compatible with the building(s) on the site in terms of color and texture.
7. Dooley wall fencing shall not be allowed.
8. All walls shall match the architectural color, materials and finish of the building(s).
9. *All exterior windows shall be recessed a minimum of 50% of the width of the wall.*
10. *All exterior doors shall be recessed a minimum of 30% of the width of the wall.*
11. *2nd floor balconies on Building 3 shall be extended outward to match the 3rd floor balconies.*
12. *The chimney feature, identified as "optional" on the elevations, shall be required.*

SITE DESIGN:**DRB Stipulations**

13. *The developer shall provide pedestrian connections from the alleyways and from Main Street into the project in accordance with the site plan.*
14. *The developer shall provide an accessible route from pedestrian walkways to the main entrance of each unit, to the satisfaction of Final Plans staff.*
15. *The proposed "water wall" shall not exceed the height of the front screen wall, or be visible from off-site.*

Ordinance

- A. *Any structure located within the required frontage open space shall not exceed 3 feet in height.*
- B. *A minimum of 4% of the required parking for the site shall be accessible.*
- C. *In accordance with the Zoning Ordinance, applicant shall identify which unit garages may be adapted for accessible parking.*
- D. *The "water wall" shown on landscape plan, adjacent to the pool, will require separate approval from Water Conservation if it is visible from off-site.*

OPEN SPACE:**Ordinance**

- E. *The developer shall provide a separate private outdoor living space plan demonstrating compliance with the Zoning Ordinance requirements (private outdoor open space shall be equal to a minimum 10% of the gross size of the first floor dwelling unit as ground level courtyard and minimum of 5% of the gross dwelling unit for each additional level as courtyard and balcony area).*

LANDSCAPE DESIGN:**DRB Stipulations**

16. *Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.*
17. *Multi-trunk trees shall not be provided within the sight visibility triangles.*

Ordinance

- F. *Mature trees shall be provided in accordance with the Zoning Ordinance.*

EXTERIOR LIGHTING DESIGN:**DRB Stipulations**

18. *All exterior luminaires shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line, except sign, balcony/patio, and landscape lighting.*
19. *The individual luminaire lamp shall not exceed 250 watts.*
20. *All exterior light poles, pole fixtures, and yokes, including bollards if any shall be a flat black or dark bronze.*
21. *Incorporate into the project's design, the following:*

Parking Lot and Site Lighting:

- a. *The maintained average horizontal illuminance level, at grade on the site, shall not exceed 8.0 foot-candles.*

- b. The maintained maximum horizontal illuminance level, at grade on the site, shall not exceed 2.0 foot-candles. All exterior luminaires shall be included in this calculation.
- c. The initial vertical illuminance at 6.0 foot above grade, along the entire property line (or 1 foot outside of any block wall exceeding 5 foot in height) shall not exceed 0.8 foot-candles. All exterior luminaires shall be included in this calculation.

Building Mounted Lighting:

- d. All luminaires shall be recessed or shielded so the light source is not directly visible from property line.
- e. *Wall mounted luminaires that utilize HID lamp sources shall contain house side shields, and be mounted on a minimum 4-inch long bracket that is mounted perpendicular to the wall.*
- f. *Balcony/patio lighting shall be incandescent, or equivalent fluorescent, fixtures. The lamp source shall be completely screened from off-site view.*

Landscape Lighting

- g. All landscape lighting directed upward shall utilize the extension visor shields to limit the view of the lamp source.
- h. Landscaping lighting shall only be utilized to accent plant material.
- i. All landscape lighting directed upward, shall be aimed away from property line.
- j. All landscape lighting hanging in vegetation, shall contain recessed lamps, and be directed downward and away from property line.
- k. The landscape lighting lamp shall be an incandescent or halogen incandescent source, and shall not exceed 50 watts.

RELEVANT CASES:

Ordinance

- G. *At the time of review, the applicable zoning, DRB, Use Permit, and etc. case(s) for the subject site were: Case 16-AB-2004 abandoned the 77th Way cul-de-sac on this site and Case 7-PP-2005, the accompanying plat case for this project.*

ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

APPLICABLE DOCUMENTS AND PLANS:

- 22. Site plan prepared by Holly Street Studio Architects and dated May 5, 2005.
- 23. Preliminary grading and drainage plan prepared by Neil McGill Consultants and dated Sept 12, 2005.
- 24. Preliminary Drainage Report prepared by Neil McGill Consultants and dated May 20, 2005.

CIVIL IMPROVEMENT PLAN REQUIREMENTS:

DRB Stipulations

- 25. The orientation of the refuse enclosure on the northwest corner of the site shall be modified and approved by the City's Traffic Engineering division.
- 26. A stormwater storage waiver application shall be filed with the City's Stormwater division for approval.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

- 27. A final drainage report shall be submitted that demonstrates consistency with the conceptual drainage report approved in concept by the Planning and Development Services Department.
 - a. Before the approval of improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) compact disc copy of the complete final drainage report and plan.
- H. With the final improvement plans submittal to the Plan Review and Permit Services Division, the developer shall submit a final drainage report and plan, subject to City staff approval.
- I. Underground Stormwater Storage:
 - (1) Underground stormwater storage is prohibited unless approval is obtained from the City's Floodplain Administrator.
 - (2) Drywells are not permitted.

ROADWAY, INTERSECTION, AND ACCESS DESIGN:

Streets and other related improvements:

STREET NAME	STREET TYPE	R.O.W. DEDICATION	ROADWAY IMPROVEMENT	CURB TYPE	BIKE PATH, SIDEWALK, TRAILS
Main	Minor Collector	30' half street Existing	Existing	Vertical	Construct 8' sidewalk, curb and gutter

DRB Stipulations**Ordinance**

- J. The developer shall submit a detailed striping and signage plan with final plans. The striping and signage plan shall include all existing improvements and striping within 300 feet of the limits of construction, and all signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.

Ordinance

- K. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.
- L. Public streetlights shall be installed in accordance with City of Scottsdale Revised Code, Section 48-149. The developer shall be responsible for coordinating a street layout and cost estimate with the utility company. Building permits may not be issued until all street light arrangements (including fee requirements) have been made.

EASEMENTS AND DEDICATIONS

EASEMENT / DEDICATION	DESCRIPTION
4' around the site	Additional alley width
	Prior to final plat approval, abandon excess portion of Main Street right-of-way easement.

DRB Stipulations

28. Sight distance easements shall be dedicated over sight distance triangles.
- Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height.
29. Vehicular Non-Access Easement:
- Prior to final plan approval, the developer shall dedicate a 1-foot wide vehicular non-access easement along the property frontage on Mail Road except at the approved entrance location.
30. Well Site Dedication:
- Unless otherwise agreed to in writing by the Asset Management Coordinator, each tract or lot dedicated to the City shall be: (1) conveyed by a general warranty deed, and (2) accompanied by a title policy in favor of the City, both to the satisfaction of city staff as designated by the Asset Management Coordinator.
31. Indemnity Agreements:
- When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

Ordinance

- M. Waterline and Sanitary Sewer Easements:

- Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water easements necessary to serve the site.

REFUSE:**DRB Stipulations**

32. Refuse enclosures shall be constructed to City of Scottsdale's standards. Details for construction of trash enclosures can be found in the City of Scottsdale Supplements to MAG Standards, standard detail #2146-1 for single enclosures and #2147-1 for double enclosures.
33. Enclosures must:
- a. Provide adequate truck turning/backing movements for a design vehicle of turning radius R (minimum) = 45 feet vehicle length of L = 40 feet.
 - b. Be positioned to facilitate collection without "backtracking."
 - c. Be easily accessible by a simple route.
 - d. Not require backing more than 35 feet.
 - e. Not be located on dead-end parking aisles.
 - f. Enclosures serviced on one side of a drive must be positioned at a 30-degree angle to the centerline of the drive.

Ordinance

N. Refuse enclosures are required as follows:

- (1) Commercial Building Space: One for 0 to 20,000 s.f., Two for 20,001 to 40,000 s.f., Three for 40,001 to 60,000 s.f., etc.
- (2) Apartments: One for 0 to 20 units, Two for 21 to 40 units, Three for 41 to 60 units, etc.

O. Underground vault-type containers are not allowed.

P. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.

Q. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

WATER AND WASTEWATER STIPULATIONS

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.

DRB Stipulations

34. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the master water and wastewater reports. The improvement plans shall be consistent with the approved master water and wastewater reports. Any design that modifies the approved master report requires from the developer a site-specific addendum to the master report, subject to review and approval by City staff.
35. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:
- a. For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
 - b. For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

WATER:**DRB Stipulations**

36. Basis of Design Report (Water):

- a. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Water Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.

Ordinance

- R. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

WASTEWATER:**DRB Stipulations**

37. Wastewater Basis of Design Report. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Wastewater Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.
38. Existing water and sewer service lines to this site shall be utilized or shall be abandoned by disconnection at the main.

Ordinance

- S. Privately owned sanitary sewer shall not run parallel within the waterline easement.

CONSTRUCTION REQUIREMENTS**DRB Stipulations****As-Built Plans.**

39. City staff may at any time request the developer to submit as-built plans to the Inspection Services Division.
 - a. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
 - b. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges as determined by city staff.

Ordinance

- T. Section 404 permits. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]

VERIFICATION OF COMPLIANCE**DRB Stipulations**

40. Condition for issuance of grading and drainage permit: Before the issuance of a Grading & Drainage Permit:
 - a. Re-orientation of the refuse enclosure and Stormwater Storage waiver need to be approved before plans would be accepted by the City of Scottsdale for review and approval.